141.0	0007	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,900 /	868,900
					USE VALUE:	868,900 /	868,900
					ASSESSED:	868,900 /	868,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`BRIEN KATALIN & SEAN	
Owner 2:	O'BRIEN EVAN	
Owner 3:		
Street 1:	65 WALNIUT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	SOMMERVILLE DAWN & GRAEME -
Owner 2:	-
Street 1:	65 WALNIUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,710 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 2106 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7710.000	413,000		455,900	868,900
Total Card	0.177	413,000		455,900	868,900
Total Parcel	0.177	413,000		455,900	868,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.58 | /Parcel: 412.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91082
GIS Ref:
GIS Ref:
Insp Date: 03/09/18

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	413,000	0	7,710.	455,900	868,900	868,900	Year End Roll	12/18/2019
2019	101	FV	329,100	0	7,710.	455,900	785,000	785,000	Year End Roll	1/3/2019
2018	101	FV	330,700	0	7,710.	403,800	734,500	734,500	Year End Roll	12/20/2017
2017	101	FV	330,700	0	7,710.	338,700	669,400	669,400	Year End Roll	1/3/2017
2016	101	FV	330,700	0	7,710.	338,700	669,400	669,400	Year End	1/4/2016
2015	101	FV	305,900	0	7,710.	293,100	599,000	599,000	Year End Roll	12/11/2014
2014	101	FV	281,800	0	7,710.	283,300	565,100	565,100	Year End Roll	12/16/2013
2013	101	FV	281,800	0	7,710.	269,600	551,400	551,400		12/13/2012

!10937!

PRINT: Date 12/11/20 | Time 01:10:18

LAST REV: Date 09/09/20 | Time 15:39:12 | mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10937

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOMMERVILLE DAW	75067-128	1	7/8/2020		925,000	No	No		
AVALOS JOSE,	63916-364		7/15/2014		705,000	No	No		
CONNEELY MARTIN	52704-520		5/4/2009		570,000	No	No		
FREEMAN PRISCIL	37091-565		11/19/2002		365,600	No	No		
	7896-273		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2009	206	Manual	2,100					
3/14/2003	95	Dormers	20,000					2ND FLR, REMOD INT

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
3/9/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Meas/Inspect	345	PATRIOT
8/15/2005	Fieldrev-Chg	BR	B Rossignol
3/6/2003	MLS	MM	Mary M
4/12/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/23/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7710		Sq. Ft.	Site		0	70.	0.84	8									455,912						455,900	

USER DEFINED

Prior Id # 1:	91082
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.17700	Total SF/SM:	7710	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	455,912	Spl Credit		Total:	455,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29102564
Const Adj.:	0.99693000
Adj $ / SQ:	135.142
Other Features:	105239
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432904
Depreciation:	19914
Depreciated Total:	412991

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	3	Baths:	2	HB						

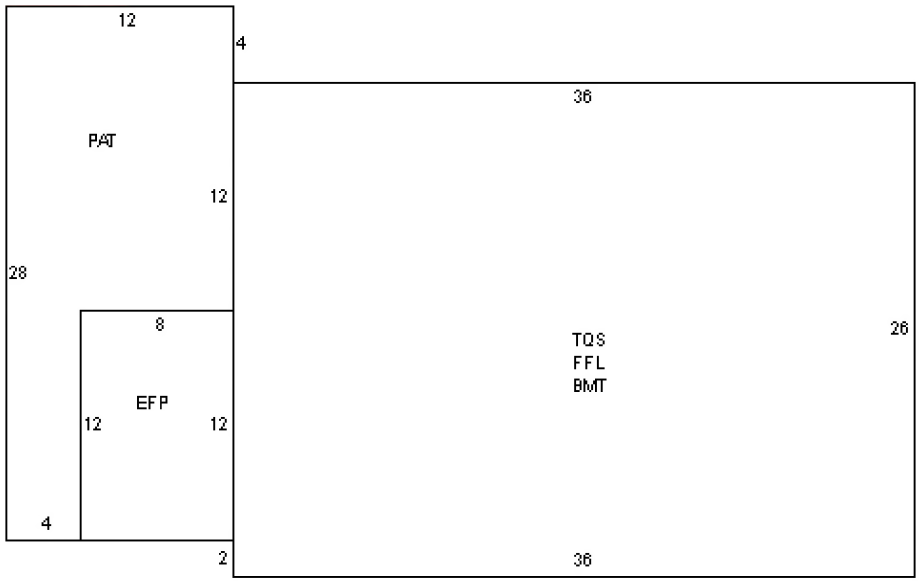
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.66
Special Features:	0	Val/Su Net:	141.92
Final Total:	413000	Val/Su SzAd	252.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	64.870	60,716
FFL	First Floor	936	135.140	126,492
TQS	3/4 Story	702	135.140	94,869
PAT	Patio	240	3.800	912
EFP	Enclos Porch	96	55.410	5,320
	Net Sketched Area:	2,910	Total:	288,309
Size Ad	1638	Gross Are	3144	FinArea 2106

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: